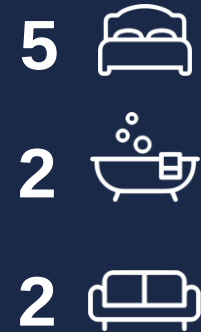


OFFERS OVER
£400,000
22 Myrtle Grove
Portsmouth, PO3 6HB

PROPERTY SUMMARY

FIVE BEDROOMS AND GARAGE! Jeffries & Dibbens are delighted to offer for sale this extended terraced residence, located in Myrtle Grove, Baffins. Beautifully presented and offering generous living accommodation throughout, this impressive property offers a selection of benefits. The ground floor comprises a 14ft reception room, a utility room/W.C., and a 22ft x 16ft modern fitted kitchen/dining room. This overlooks the fully enclosed, west-facing rear garden, which provides access to an 18ft x 18ft garage. The first floor offers three bedrooms, a family bathroom, and stairs leading to the loft conversion, where two additional double bedrooms and a fitted shower room can be found. Further benefits include gas central heating and double glazing throughout. Contact Jeffries & Dibbens Portsmouth today to arrange an internal viewing! 02392 661 662





OBSCURE HARDWOOD FRONT DOOR

HALLWAY Herringbone style oak flooring, radiator, stairs to first floor, under stairs cupboard space, obscure double glazed windows to front aspect, door to reception room one, door to WC/utility room, door to kitchen/diner.

RECEPTION ROOM ONE 14' 11" into bay x 12' 9" into recess (4.55m x 3.89m) Obscure PVC double glazed bay window to front aspect, double radiator, feature fireplace with electric log burner.

WC/UTILITY ROOM Spotlighting, plumbing for washing machine, space for tumble dryer, vanity unit, close coupled WC, extractor fan.

KITCHEN/DINER 22' 5" narrowing to 14' 11" x 16' 10" narrowing to 16' 8" (6.83m x 5.13m) Two Velux windows to rear aspect, PVC double glazed window to rear aspect, PVC double glazed French doors to garden, range of wall and base level units, roll top work surfaces, double radiator x2, 'Range' style cooker with overhead extractor, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, integral dishwasher, 'Karndean' flooring, tiled splashback, island, spotlighting.

FIRST FLOOR LANDING Doors to bedrooms 5, 4 and 3, door to bathroom, stairs to second floor.

BEDROOM FIVE 9' 11" x 8' 2" (3.02m x 2.49m) PVC double glazed window to rear aspect, radiator.

BEDROOM TWO 11' 3" narrowing to 8' 9" x 12' 10" (3.43m x 3.91m) PVC double glazed window to rear aspect, radiator.

BEDROOM ONE 15' 0" into bay x 12' 5" into recess (4.57m x 3.78m) Obscure PVC double glazed bay window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, stainless steel heated towel radiator, bath with electric power shower over, tiling to principal areas, vinyl flooring.

SECOND FLOOR LANDING Doors to bedrooms 3 & 4, door to shower room, Velux window to front aspect.

BEDROOM THREE 13' 10" x 11' 2" (4.22m x 3.4m) PVC double glazed window to front aspect, eaves storage, radiator.

BEDROOM FOUR 11' 9" x 9' 11" (3.58m x 3.02m) PVC double glazed window to rear aspect, radiator.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, pedestal mounted wash basin, close coupled WC, walk-in shower cubicle, stainless steel heated towel radiator, spotlighting.

GARDEN 29' (8.84m) West-facing, fully enclosed, patio area, external power point, outside tap, flower & shrub borders, access to double garage.

GARAGE 18' 5" x 18' 4" (5.61m x 5.59m) Up & over door, power & light.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
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